

191 10TH CONCESSION Road, Seguin, Ontario P2A 2W8

Client Full
Active / Residential

[191 10TH CONCESSION Rd Seguin](#)

MLS® #: 40145625
 Price: **\$1,595,000**

Parry Sound/Seguin/Seguin Cottage/House



Water Body: **Clear Lake**
 Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1		
Main	2	1	1

Beds: **3 (2 + 1)**
 Baths: **1 (1 + 0)**
 SF Total: **1,211/LBO provided**
 SF Range: **1001 to 1500**
 Abv Grade Fin SF: **1,211.00/LBO provided**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$3,300/2021**

Remarks/Directions

Public Rmks: **This charming 1,500+ sqft cottage sits on 1.38 acres of gently sloping land on beautiful Clear Lake. Clear Lake is known for its crystal clear waters, and this is your opportunity to own over 300' of south facing frontage on it, with two docks, deep water for jumping in and plenty of outdoor space to soak up the sunshine. The main floor includes two bedrooms, while the basement has an additional bedroom, large sitting room and a workshop. Enjoy a meal in the dining area with lakeside views, or entertain outside on the large deck. The one bedroom bunkie makes entertaining extra guests easy. Just 10 minutes to Rosseau, 25 minutes to Parry Sound and 30 minutes to Port Carling.**

Directions: **Go North on Hwy 400 and take exit 207 to Rosseau/Huntsville. Turn right onto Lake Joseph Rd. Turn left onto Clear Lake Rd. Turn left on 10th Concession Rd, keep right on 10th Concession and follow to #191.**

Common Elements

Waterfront

Features: **Other**
 Dock Type: **Private Docking**
 Shoreline: **Clean, Deep, Natural**
 Shore Rd Allow: **Owned**
 Channel Name:

Boat House:
 Frontage: **300.00**
 Exposure: **South**
 Island Y/N: **No**

Exterior

Exterior Feat: **Deck(s)**
 Construct. Material: **Board & Batten**
 Shingles Replaced:
 Year/Desc/Source: **1975//Estimated**
 Property Access: **Municipal Road, Year Round Road**
 Other Structures: **Other**
 Garage & Parking: **Detached Garage, Carport Parking, Circular Driveway, Gravel Driveway**
 Parking Spaces: **6**
 Parking Level/Unit:
 Services: **Cell Service, Electricity**

Foundation: **Block**

Roof: **Metal**
 Prop Attached: **Detached**
 Apx Age: **31-50 Years**
 Rd Acc Fee:
 Winterized: **Fully Winterized**

Driveway Spaces: **5.0**
 Parking Assigned:
 Garage Spaces: **1.0**
 Sewer: **Septic**

Water Source: **Lake/River**
 Water Tmnt: **Heated Water Line, Sediment Filter, UV System**

Lot Size Area/Units: **1.380/Acres**
 Lot Front (Ft): **310.00**
 Location: **Rural**
 Area Influences: **Airport, Shopping Nearby**
 View: **Lake**
 Topography: **Terraced**
 Restrictions:

Acres Range: **0.50-1.99**
 Lot Depth (Ft): **0.00**
 Lot Irregularities:
 Acres Rent:
 Lot Shape:
 Land Lse Fee:
 Retire Com:
 Fronting On: **South**
 Exposure: **South**

Interior

Interior Feat: **Work Bench, Workshop**
 Security Feat: **Smoke Detector(s)**
 Basement: **Full Basement**
 Basement Feat: **Exposed Rock, Walk-Out**
 Laundry Feat: **Laundry Room**
 Cooling: **None**
 Heating: **Baseboard, Electric**

Basement Fin: **Fully Finished**

Fireplace: **1/Wood Stove**
Under Contract: **None**
Inclusions: **Dryer, Microwave, Refrigerator, Stove, Washer**

FP Stove Op: **Yes**
Contract Cost/Mo:

Property Information

Common Elem Fee: **No** Local Improvements Fee:
Legal Desc: **PCL 18161 SEC SS; LT 1 PL M385; PT SHORE RDAL IN FRONT OF LT 29 CON 11 HUMPHREY CLOSED BY
LT268466 PT 2 42R17135; SEGUIN**
Zoning: **SR1** Survey: **Boundary Only/ 2005**
Assess Val/Year: **\$650,000/2021** Hold Over Days:
PIN: **521920129** Occupant Type: **Owner**
ROLL: **490301000811807**
Possession/Date: **Flexible/** Deposit: **5%**

Brokerage Information

List Date: **07/22/2021**
List Brokerage: **[ROYAL LEPAGE LAKES OF MUSKOKA - CLARKE MUSKOKA REALTY BROKERAGE-PORT CARLING-M306](#)**
Source Board: ** The Lakelands**

Prepared By: Brokerage Staff - A. Barstaad, Employee

Date Prepared: 07/23/2021

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Search Criteria

Mls Status is 'Active'
List Office Key Numeric is 1010383
Co List Office Key Numeric is 1010383
Co List Office 2 Key Numeric is 1010383
Co List Office 3 Key Numeric is 1010383
Selected 1 of 11 results.